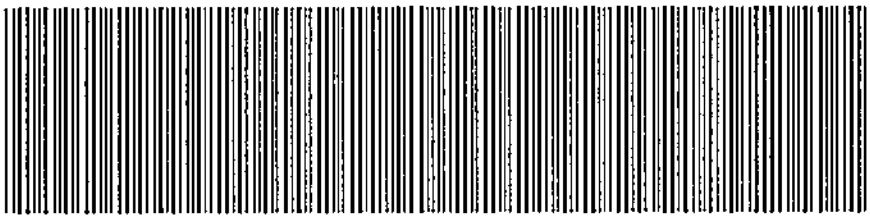


EXHIBIT 12

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2008101400167001001EB735

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2008101400167001

Document Date: 10-06-2008

Preparation Date: 10-14-2008

Document Type: DEED

Document Page Count: 4

PRESENTER:

FIRST AMERICAN TITLE INSURANCE- PICK UP
633 THIRD AVENUE
3008-250215 SH
NEW YORK, NY 10017
212-850-0670
cquartararo@firstam.com

RETURN TO:

MARK BORTEN, ESQ.,
SNOW BECKER KRAUSS, P.C.
605 THIRD AVENUE
NEW YORK, NY 10158

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1469	1109	Entire Lot 5A	433 EAST 74TH STREET

Property Type: SINGLE RESIDENTIAL CONDO UNIT

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

433 EAST 74TH STREET LLC
185 EAST 85TH STREET
NEW YORK, NY 10028

GRANTEE/BUYER:

ANDREW H. MADOFF
400 EAST 84TH STREET
NEW YORK, NY 10028

FEES AND TAXES

Mortgage			Filing Fee:	
Mortgage Amount:	\$	0.00		\$ 75.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	
Exemption:				\$ 62,393.27
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$	0.00	\$17,514.00 + \$43,784.75 = \$	61,298.75
Spec (Additional):	\$	0.00		
TASF:	\$	0.00		
MTA:	\$	0.00		
NYCTA:	\$	0.00		
Additional MRT:	\$	0.00		
TOTAL:	\$	0.00		
Recording Fee:	\$	57.00		
Affidavit Fee:	\$	0.00		

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 10-31-2008 15:05

City Register File No.(CRFN):

2008000425995



Annette McMill

City Register Official Signature

First Affirmative

New York, New York 10017
T - (212) 922-9700
F - (212) 922-0391

UNIT DEED

Block: 1469

Lot 1109

New York

THIS INDENTURE, made the 6TH day of October, 2008, between 433 East 74th Street, LLC, a New York limited liability company, having an address at 185 East 85th Street, New York, New York 10028 (the "Grantor"), and ANDREW H. MADOFF, residing at 400 East 84th Street, New York, New York 10028, ("Grantee").

WITNESSETH, that the Grantor, in consideration of Ten (\$10.00) Dollars, lawful money of the United States, and other valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee, the Condominium Unit known as Unit 5A and more particularly described on Schedule A annexed hereto.

TOGETHER with the benefits, rights, privileges, easements and subject to the burdens, covenants, restrictions, By-Laws, rules, regulations and easements set forth in the Condominium Documents, filed and recorded as described in Schedule A annexed hereto.

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above-described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

AND the Grantor covenants that it has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that it will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The term "Unit" as used in this Deed has the same meaning as the term "Unit" as defined in Article 9-B of the Real Property Law of the State of New York.

Except as otherwise specifically permitted by the Board of Managers, or provided in the Declaration or By-Laws, the Unit is intended for residential use or, in the event that the Unit conveyed hereby is a parking space Unit, for use as a parking space.

By accepting this Deed, the Grantee accepts and ratifies the provisions of the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws) and agrees to comply with all the terms and provisions thereof.

The term "Grantee" shall be read as "Grantees" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the Grantor and the Grantee have duly executed this indenture as of the day and year first above written.

IN PRESENCE OF:

GRANTOR:

433 East 74th Street, LLC

By: 
JOSHUA P. GUBERMAN, MANAGER

GRANTEE:


ANDREW H. MADOFF

STATE OF NEW YORK)
)ss:
COUNTY OF NEW YORK)

On the 6th day of October in the year 2008, before me, the undersigned, a Notary Public in and for said State of New York, personally appeared Joshua P. Guberman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

BRANDI JARATH
NOTARY PUBLIC-STATE OF NEW YORK
No. 01JA6171512
Qualified in Queens County
My Commission Expires July 23, 2011

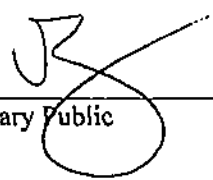

Notary Public



STATE OF NEW YORK)
)ss:
COUNTY OF NEW YORK)

On the 6th day of October in the year 2008, before me, the undersigned, a Notary Public in and for said State of New York, personally appeared Andrew H. Madoff, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

E. VICKY KRYONERIS
NOTARY PUBLIC, State of New York
No. 01KH6089084
Qualified in Nassau County
Commission Expires March 17, 2011


Notary Public





First American Title Insurance Company of New York

Title No. 3008-250215

SCHEDULE "A"

THE CONDOMINIUM UNIT (THE "UNIT") KNOWN AS UNIT NO. 5A IN THE PREMISES KNOWN AS THE LUX CONDOMINIUM, SAID UNIT BEING DESIGNATED AND DESCRIBED AS UNIT NO. 5A IN THE DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP OF SAID PREMISES UNDER ARTICLE 9-B OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK (THE "NEW YORK CONDOMINIUM ACT") DATED 6/26/2008 RECORDED 8/5/2008 IN THE NEW YORK COUNTY REGISTER'S OFFICE AS CRFN 2008000310415, AND ALSO DESIGNATED AS TAX LOT 1109 IN BLOCK 1469 OF THE BOROUGH OF MANHATTAN AND ON THE TAX MAP OF THE REAL PROPERTY ASSESSMENT DEPARTMENT OF THE CITY OF NEW YORK AND ON THE FLOOR PLANS OF SAID BUILDING CERTIFIED BY ADG ARCHITECTURE & DESIGN, P.C., ARCHITECT, ON 4/18/2008 AND FILED WITH THE REAL PROPERTY ASSESSMENT DEPARTMENT OF THE CITY OF NEW YORK ON 6/6/2008 AS CONDOMINIUM PLAN NO. 1944 AND FILED IN THE REGISTER'S OFFICE ON 8/5/2008 AS MAP NO. CRFN 2008000310416.

TOGETHER WITH A TOTAL UNDIVIDED 11.323% INTEREST IN THE COMMON ELEMENTS (AS SUCH TERM IS DEFINED IN THE DECLARATION).

THE PREMISES WITHIN WHICH THE UNIT IS LOCATED ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, THE CITY OF NEW YORK, IN THE COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF 74TH STREET, DISTANT 200 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF 74TH STREET WITH THE WESTERLY SIDE OF YORK AVENUE;

RUNNING THENCE WESTERLY ALONG THE NORTHERLY SIDE OF 74TH STREET, 75 FEET;

THENCE NORTHERLY PARALLEL WITH YORK AVENUE, 59 FEET 9-3/4 INCHES;

THENCE SOUTHEASTERLY 25 FEET 3-3/4 INCHES TO A POINT DISTANT 250 FEET WESTERLY FROM THE WESTERLY SIDE OF YORK AVENUE AND 55 FEET 10-1/2 INCHES NORTHERLY FROM THE NORTHERLY SIDE OF 74TH STREET;

THENCE NORTHERLY PARALLEL WITH YORK AVENUE, 46 FEET 3-1/2 INCHES;

THENCE EASTERLY PARALLEL WITH 74TH STREET, 50 FEET; AND

THENCE SOUTHERLY PARALLEL WITH YORK AVENUE, 102 FEET 2 INCHES TO THE NORTHERLY SIDE OF 74TH STREET AT THE POINT AND PLACE OF BEGINNING.

THE policy to be issued under this report will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

FOR CONVEYANCING ONLY: TOGETHER with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

UNIT DEED

Title No. 3008-250215

433 East 74th Street, LLC

TO

Andrew H. Madoff

BLOCK 1469

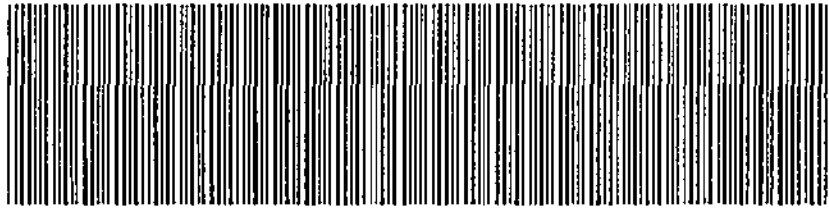
LOT 1109

NEW YORK COUNTY

RECORD AND RETURN BY MAIL TO:

Mark Borten, Esq.
Snow Becker Krauss P.C.
605 Third Avenue, New York, New York 10158

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2008101400167001001S79B4

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2008101400167001

Document Date: 10-06-2008

Preparation Date: 10-14-2008

Document Type: DEED

ASSOCIATED TAX FORM ID: 2008100300292

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

2

SMOKE DETECTOR AFFIDAVIT

1

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
Month Day Year
C3. Book OR C4. Page
C5. CRFN



REAL PROPERTY TRANSFER REPORT
STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC
(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location 433 EAST 74TH STREET SA MANHATTAN 10021
STREET NUMBER STREET NAME BOROUGH ZIP CODE
2. Buyer Name MADOFF ANDREW
LAST NAME / COMPANY FIRST NAME
LAST NAME / COMPANY FIRST NAME
3. Tax Billing Address Indicate where future Tax Bills are to be sent
if other than buyer address (at bottom of form)
LAST NAME / COMPANY FIRST NAME
STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE
4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel
5. Deed Property Size X OR ACRES
FRONT FEET DEPTH
6. Ownership Type is Condominium ☒
7. New Construction on Vacant Land ☐
8. Seller Name 433 EAST 74TH STREET LLC
LAST NAME / COMPANY FIRST NAME
LAST NAME / COMPANY FIRST NAME
9. Check the box below which most accurately describes the use of the property at the time of sale:
A ☒ One Family Residential C ☐ Residential Vacant Land E ☐ Commercial G ☐ Entertainment / Amusement I ☐ Industrial
B ☐ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☐ Community Service J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date 9 / 12 / 2008
Month Day Year
11. Date of Sale / Transfer 10 / 6 / 2008
Month Day Year
12. Full Sale Price \$ 430000
(Full Sale Price is the total amount paid for the property including personal property.
This payment may be in the form of cash, other property or goods, or the assumption of
mortgages or other obligations.) Please round to the nearest whole dollar amount.
13. Indicate the value of personal property included in the sale
14. Check one or more of these conditions as applicable to transfer:
A ☐ Sale Between Relatives or Former Relatives
B ☐ Sale Between Related Companies or Partners in Business
C ☐ One of the Buyers is also a Seller
D ☐ Buyer or Seller is Government Agency or Lending Institution
E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)
F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)
G ☐ Significant Change in Property Between Taxable Status and Sale Date
H ☐ Sale of Business is Included in Sale Price
I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)
J ☒ None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class R 4 16. Total Assessed Value (of all parcels in transfer)
17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
MANHATTAN 1469 1109

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.



BUYER
 10-6-08
BUYER SIGNATURE DATE
433 E. 74 St. UNIT SA
STREET NUMBER STREET NAME (AFTER SALE)
New York N.Y. 10021
CITY OR TOWN STATE ZIP CODE

BUYER'S ATTORNEY
BORTEN MARK
LAST NAME FIRST NAME
212 455-0308
AREA CODE TELEPHONE NUMBER
433 EAST 74TH STREET SELLER
By: 10/6/08
SELLER SIGNATURE DATE

2008100300292201

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

 BUYER SIGNATURE		10-6-08 DATE		BORTEN LAST NAME		MARK FIRST NAME	
433 STREET NUMBER		EAST 74th St UNIT 5A STREET NAME (AFTER SALE)		212 AREA CODE		455-0308 TELEPHONE NUMBER	
NY CITY OR TOWN		NY STATE		10021 ZIP CODE		By:  SELLER SIGNATURE	
				433 East 74th Street SELLER		10/6/08 DATE	

2008100300292201

Affidavit of Compliance with Smoke Detector Requirement for One and Two Family Dwellings

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
) SS.:
County of NEW YORK

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

433 EAST 74TH STREET 5A
Street Address Unit/Apt.
MANHATTAN New York, 1469 1109 (the "Premises");
Borough Block Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

433 East 74th Street LLC

Name of Grantor (Type or Print)

By:

Signature of Grantor

Andrew H. Madoff

Name of Grantee (Type or Print)

Signature of Grantee

Sworn to before me
this 6 date of October 19 2008

Brandi Jarath
BRANDI JARATH
NOTARY PUBLIC-STATE OF NEW YORK
No. 01JA6171512
Qualified in Queens County
My Commission Expires July 23, 2011

SEAL

Sworn to before me
this 6 date of October 19 2008

E. Vicky Kryoneris
E. VICKY KRYONERIS
NOTARY PUBLIC, State of New York
No. 01KR6089084
Qualified in Nassau County
Commission Expires March 17, 2011

SEAL

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

New York City Department of Finance
 Office of the City Register

HELP

(Click help for additional instructions)
 Selecting a help option will open new window

Current Search Criteria:

Name: MADOFF
 Date: To Current Date
 Party Type: All Parties
 Borough/County: All Boroughs/Counties
 Document Class: All Document Classes

Detailed Document Information

DOCUMENT ID: 2008101400167001	CRFN: 2008000425995	COLLATERAL: N/A
# of PAGES: 5	REEL-PAGE: N/A-N/A	EXPIRATION DATE: N/A
DOC. TYPE: DEED	FILE NUMBER: N/A	ASSESSMENT DATE: N/A
DOC. DATE: 10/6/2008	RECORDED / FILED: 10/31/2008 3:05:37 PM	SLID #: N/A
DOC. AMOUNT: \$4,378,475.00	BOROUGH: MANHATTAN	MAP SEQUENCE #: N/A
MESSAGE: N/A	RPTT #: N/A	

PARTY 1

NAME	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP	COUNTRY
433 EAST 74TH STREET LLC	186 EAST 85TH STREET		NEW YORK	NY	10028	US

PARTY 2

NAME	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP	COUNTRY
MADOFF, ANDREW H	400 EAST 84TH STREET		NEW YORK	NY	10028	US

PARTY 3/Other

NAME	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP	COUNTRY
------	-----------	-----------	------	-------	-----	---------

PARCELS

BOROUGH	BLOCK	LOT	PARTIAL	PROPERTY TYPE	EASEMENT	AIR RIGHTS	SUBTERRANEAN RIGHTS	PROPERTY ADDRESS	UNIT	REMARKS
MANHATTAN / NEW YORK	1469	1109	ENTIRE LOT	SINGLE RESIDENTIAL CONDO UNIT	N	N	N	433 EAST 74TH STREET	5A	

REFERENCES

CRFN	DOCUMENT ID	BOROUGH	YEAR	REEL	PAGE	FILE NBR

REMARKS

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